

MINUTES OF THE BOARD MEETING OF THE ANCHORAGE WEST ASSOCIATION

March 14, 2022

I. Call to order

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 3:00 pm on Monday, March 14, 2022, present via zoom were board members Jim Sebben, Tony Scalise, Tim Aylott, Bruce Douglas and representing SRG was Kevin Lovett and Steve Wahl. A quorum was present.

II. Owners Forum

Notice of the meeting was posted on the website.

No owners other than Board members were present at the meeting.

III. Review and Approve Minutes from Board meetings

Upon review, Jim Sebben made a motion to approve the minutes from November 9, 2021, board meeting. Tony Scalise second and the motion carried.

IV. Financials

The Board and Management reviewed financials as follows:

Year to Date Financials:

January 31, 2022, close financials report \$14,724 in the Operating Account and \$48,958 in the Reserve Account.

January financials report \$196,301 of actual expenditures vs. \$92,771 of budgeted expenditures resulting in an expense overage of \$3,530 (2%) to date.

Areas of significant expense variance were reviewed. Natural Gas expense was significantly overbudget despite the rate lock with Tiger; the current rate lock agreement with Tiger expires October 2023.

2022-2023 Budget:

The draft 2022-23 Budget was reviewed. The initial draft budget calls for an increase to dues of 10% resulting in an increase to dues from \$510 per unit per month to \$560 per unit per month. It was noted that additional funding may be necessary; SRG will prepare updates to the budget and the Board will review further at the May Board meeting.

V. Managing Agents Report

The following items were discussed under the managers report:

-Annual requirement items;

Conflict of Interest policy; The Board reviewed the Conflict of Interest Policy.

Annual Disclosure; it was noted that the "Annual Required HOA Disclosure is completed by way of notice of all HOA documents online at

the Association website; notice of this website is mailed to owners with both the annual owner meeting notice and the post annual meeting minutes mailer”

VI. Ratify Board Actions via email

Jim moved to ratify the following actions completed via email:

- 1/13/22 Unit 71 remodel request, approved
- 12/22/21 EV survey, approved to send
- 12/8/21 Unit 114 “2nd” trailer request, not approved
- 12/3/21 Final chimney work payment, approved

The motion was seconded and approved unanimously.

VII. Old Business

The following Old Business items were discussed:

Insurance renewal; SRG presented the April 1, 2022-23 HOA insurance renewal from Farmers. It was noted that SRG shopped the market with State Farm, REHIA and Crest Ins. These companies have not been able to provide a proposal competitive with the Farmers program. Board and Management discussed coverages and Building Value. It was noted that Farmers recommends an increase to building value. Upon discussion, the Board agreed to proceed with acceptance of the Farmers renewal proposal at the increased building value with the caveat that if any of the other providers submit a competitive proposal, that this will be further reviewed.

Washer / Dryer; SRG noted that CSC, the provider of the laundry machines has stated that current revenues received do not support having 12 (6 washers and 6 dryers) total laundry machines and that it is possible that CSC will at some point in the future remove 6 machines leaving 1 washer and 1 dryer in each building. At this time, efforts will be made to keep the existing 12 machines. options

Leaks; SRG reported on the following leaks:

Unit 82/81; Unit 82 experienced a frozen pipe in the wall resulting in water damage to units 82 and 81. An insurance claim has been filed and repairs are underway.

Unit 71 Drainage pipe; During unit renovation, a drainage pipe in unit 71 was found to be compromised (a section of the pipe was disintegrated). Repairs have been made. SRG will remind maintenance staff to run water in sinks/ tubs during regular security checks to ensure water running through pipes which will help eliminate harmful sewer gases.

Sewer line lower South Building; In response to an issue experienced this past winter with the main sewer line serving the lower South Building, Ace Sewer and Drain is recommending descaling of the pipe. This work is planned to take place in the Spring/ early Summer. ACE Sewer and Drain

has provided warning that the descaling could cause pipe rupture due to the nature of the process which could require further necessary work to include digging up of the pipe and replacement.

VIII. New Business

The following New Business items were discussed:

-Projects 2022; Projects for 2022 discussed include:

-Carpet, \$30k budgeted; It was noted that the carpet continues to be in fair shape. Replacement will be moved to 2023 and the carpets will be cleaned in early summer 2022.

-Pool resurface/ Hot tub minor repairs at skimmer; Resurfacing of the pool is scheduled for 2022. Additionally, repairs to the skimmer on the hot tub will also be completed. It was noted that there are possibly additional surface repairs needed around the outside of the hot tub. These will be investigated .

-Railing painting; Exterior railing painting is scheduled for 2022. SRG presented two bids and expects a third. SRG will email the Board once the 3rd bid is received for approval to proceed on this project.

-Summer (pool/ landscape); Summer projects to include pool opening and landscape start up are planned.

-Trees; Tree treatments are planned to take place early summer 2022.

-Concrete patching; Concrete patching of various areas throughout the complex (lower North building sidewalk as well as sidewalk on lake side of the lower South Building near the pool gate) are planned. Additionally, SRG will contact Sanchez Builders to pursue warranty repair of the spalling concrete in the new drainage pan above the metal stair set.

-Kayak rack rebuild; SRG will pursue warranty kayak rack rebuild with Sanchez Builders this Spring. The kayak rack is planned to be placed behind the dumpster in the boat lot.

-Fireplace clean and inspection; Fireplace cleaning and inspection will take place this coming Summer with Midtown Chimney.

-Roof inspection/maintenance; Roof inspection and minor maintenance will take place this summer with Turner Morris.

-EV Charging Station

The Board sent out a owner survey about what interest owners had in adding EV charging stations.

Response to the survey showed little to no interest by owners to pursue this issue at this time

The Board determined to table this issue for the time being based on the owner input

-2022 Annual Owner Meeting; 7-16-22 at 9:00 am; The meeting will be held via zoom.

-Property Management Agreement Renewal; The Anchorage West / SRG property management agreement renews this coming June 1, 2022. SRG proposed a 2 year renewal agreement with a one time 10% increase to management fees. Upon review, Tony Scalise made a motion to approve the management agreement renewal with the 10% increase, Jim Sebben seconded the motion and the motion approved unanimously.

-Hot Tub Closure – In part to save the HOA cost, the Board determined to close the pool and hot tub (turn the water temperature way down) from 4/15/22 until Memorial Day.

IX. Next Meeting Date

The next board meeting will be held late April or early May. SRG will poll the Board to schedule the date.

X. Adjournment

A motion was made, seconded, and unanimously approved to adjourn the meeting. The meeting adjourned at 4:13.